

ORDINANCE NO. 20050728-Z008

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 420 THOMPSON LANE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district and rural residence (RR) district to single family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-05-0089, on file at the Neighborhood Planning and Zoning Department, as follows:

Being 1.569 acres of land, more or less, consisting of a 1.0 acre tract and a 0.569 acre tract, out of the Santiago del Valle Grant, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 420 Thompson Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property may not exceed two single family residences.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot (SF-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 8, 2005.

PASSED AND APPROVED

July 28, 2005

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§
§

Will Wynn
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith *Shirley A. Brown*
David Allan Smith Shirley A. Brown
City Attorney City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

C14-05-0089

FIELD NOTE DESCRIPTION OF 1.00 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (1.00 ACRE) TRACT OF LAND AS CONVEYED TO JAMES A. CRIST, JR. BY DEED RECORDED IN VOLUME 13133 PAGE 56 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Northwest right-of-way line of Thompson Lane for the most Easterly corner of that certain (1.00 acre) tract of land as conveyed to James A. Crist, Jr. by deed recorded in Volume 13133 Page 56 of the Real Property Records of Travis County, Texas, and for the most Southerly corner of that certain (1.39 acre) tract of land as conveyed to Joaquina Flores Crist by deed recorded in Volume 10817 Page 880 of the Real Property Records of Travis County, Texas, and being the most Easterly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the Northwest right-of-way line of Thompson Lane, S 44 deg. 36' 36" W 139.73 ft. to a ½" iron rod found for the most Southerly corner of said Crist (1.00 acre) tract and for the most Easterly corner of that certain (3.17 acre) tract of land as conveyed to Fred Hoskins by deed recorded in Document No. 2001025678 of the Official Public Records of Travis County, Texas, and further described in Volume 3009 Page 2374 of the Deed Records of Travis County, Texas, and being the most Southerly corner of this tract;

THENCE leaving the Northwest right-of-way line of Thompson Lane with the Southwest line of said Crist (1.00 acre) tract, N 43 deg. 25' 42" W 319.09 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Crist (1.00 acre) tract and for the most Southerly corner of that certain (0.569 acre) tract of land as conveyed to James A. Crist by deed recorded in Volume 11173 Page 1120 of the Real Property Records of Travis County, Texas, and being the most Westerly corner of this tract;

EXHIBIT A

Page 2 of 2
1.00 ACRE

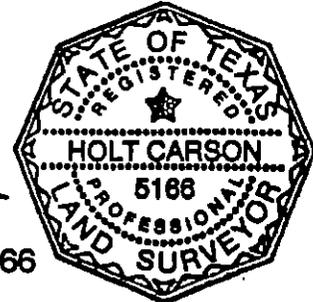
THENCE with the common line of said Crist (1.00 acre) tract and Crist (0.569 acre) tract, N 44 deg. 39' 40" E at 118.51 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" and continuing with the same bearing for a total distance of 133.52 ft. to a point for the most Easterly corner of said Crist (0.569 acre) tract and for the most Northerly corner of said Crist (1.00 acre) tract and being the most Northerly corner of this tract;

THENCE with the Northeast line of said Crist (1.00 acre) tract, S 44 deg. 32' 36" E 318.82 ft. to the **PLACE OF BEGINNING**, containing 1.00 acre of land.

PREPARED: June 7, 2005.



Holt Carson
Registered Professional Land Surveyor No. 5166



**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

**1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
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FIELD NOTE DESCRIPTION OF 0.569 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (0.569 ACRE) TRACT OF LAND AS CONVEYED TO JAMES A. CRIST BY DEED RECORDED IN VOLUME 11173 PAGE 1120 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the Northwest right-of-way line of Thompson Lane for the most Southerly corner of that certain (1.00 acre) tract of land as conveyed to James A. Crist, Jr. by deed recorded in Volume 13133 Page 56 of the Real Property Records of Travis County, Texas, and for the most Easterly corner of that certain (3.17 acre) tract of land as conveyed to Fred Hoskins by deed recorded in Document No. 2001025678 of the Official Public Records of Travis County, Texas, and further described in Volume 3009 Page 2374 of the Deed Records of Travis County, Texas, and from which a ½" iron rod found in the Northwest right-of-way line of Thompson Lane for the most Easterly corner of said Crist (1.00 acre) tract bears N 44 deg. 36' 36" E 139.73 ft.;

THENCE leaving the Northwest right-of-way line of Thompson Lane with the Southwest line of said Crist (1.00 acre) tract, N 43 deg. 25' 42" W 319.09 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Crist (1.00 acre) tract and for the most Southerly corner of that certain (0.569 acre) tract of land as conveyed to James A. Crist by deed recorded in Volume 11173 Page 1120 of the Real Property Records of Travis County, Texas, and being the most Southerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the Southwest line of said Crist (0.569 acre) tract, N 43 deg. 25' 42" W 187.61 ft. to a ½" iron rod found for the most Westerly corner of said Crist (0.569 acre) tract and being the most Westerly corner of this tract;

THENCE with the Northwest line of said Crist (0.569 acre) tract, N 43 deg. 57' 25" E 129.89 ft. to a ½" iron rod found for the most Northerly corner of said Crist (0.569 acre) tract and for the most Westerly corner of that certain (1.39 acre) tract of land as conveyed to Joaquinna Flores Crist by deed recorded in Volume 10817 Page 880 of the Real Property Records of Travis County, Texas, and being the most Northerly corner of this tract;

EXHIBIT A

Page 2 of 2
0.569 ACRE

THENCE with the Northeast line of said Crist (0.569 acre) tract, S 44 deg. 32' 36" E 189.12 ft. to a point for the most Easterly corner of said Crist (0.569 acre) tract and for the most Northerly corner of said Crist (1.00 acre) tract and being the most Easterly corner of this tract;

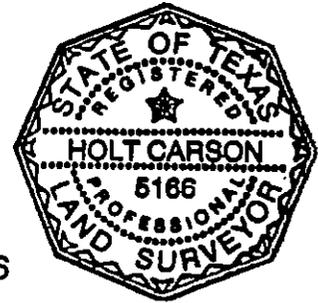
THENCE with the common line of said Crist (0.569 acre) tract and said Crist (1.00 acre) tract, S 44 deg. 39' 40" W at 15.01 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors", and continuing with the same bearing for a total distance of 133.52 ft. to the PLACE OF BEGINNING, containing 0.569 acre of land.

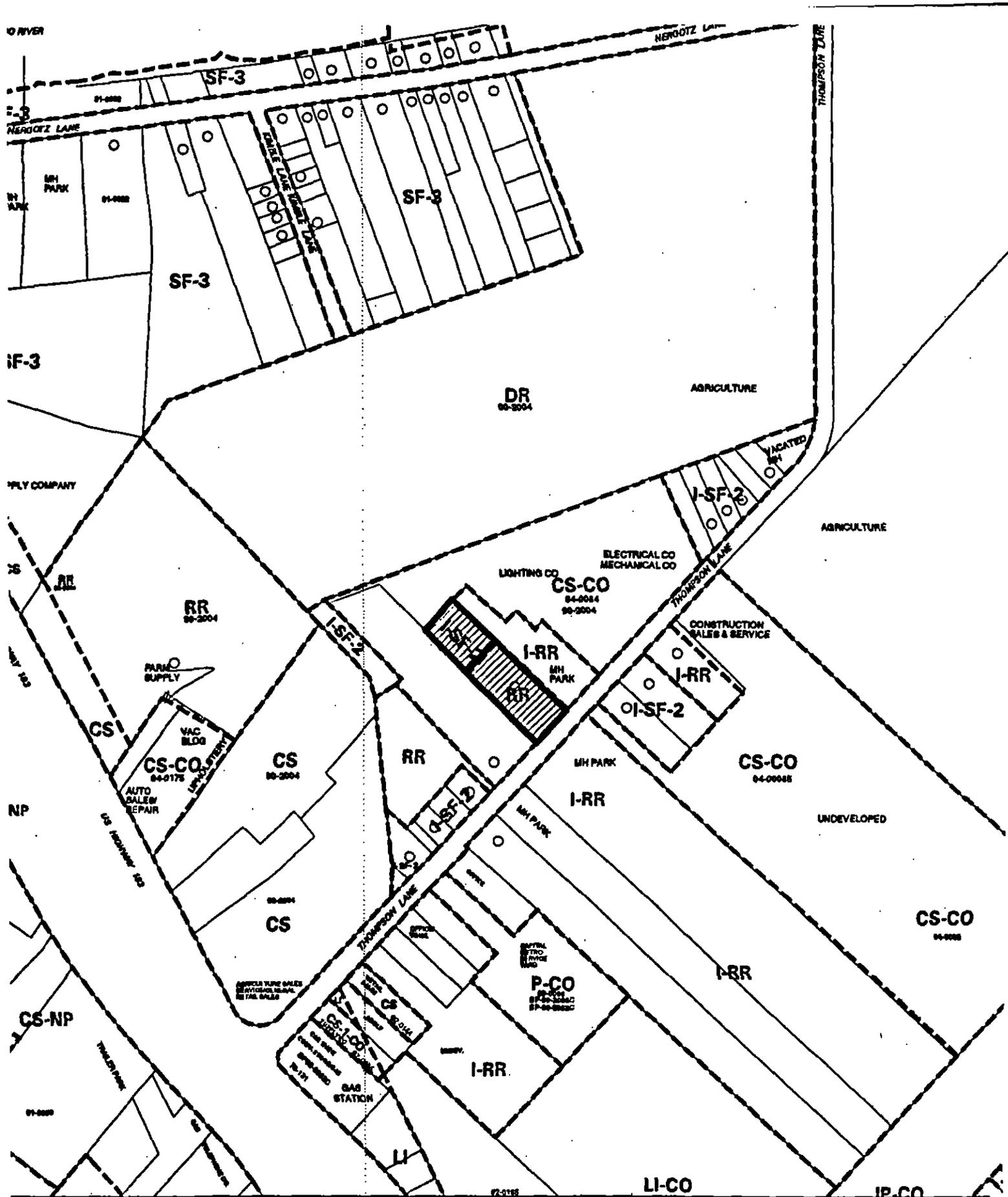
PREPARED: June 7, 2005.



Holt Carson

Registered Professional Land Surveyor No. 5166





<p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH</p>		<p>ZONING EXHIBIT B</p> <p>CITY GRID REFERENCE NUMBER M20</p>
	<p>CASE #: C14-05-0089 ADDRESS: 420 THOMPSON LN SUBJECT AREA (acres): 1.570</p>	
		<p>DATE: 05-06 INTLS: SM</p>

I-RR LCP I-RR